

UNIT 3

Felnex Industrial Estate, Newport, NP19 4PQ



Key Highlights

- 15,711 sq ft
- Ease of access to the A48 and the M4 via junctions 24-28
- 2 ground level loading doors. 1 at either end of yard facing elevation
- Established and well located industrial and distribution estate
- Minimum internal height of 5.5m
- Shared storage yard

Location

The unit is located just off Stephenson Street on Mariner Way, an established industrial distribution area approximately 1.5 miles from Newport City Centre and which provides ease of access to the A48 and subsequently to the M4 motorway with 10 mins, via junction 24 to 28. Surrounding occupiers include Hydra flow, Royal Mail, Cogent Power and Owens Group.

Description

The property provides a steel frame industrial unit with concrete floor. Internally it is a fully open plan warehouse space, with the addition of a single storey office block to one side. There is a shared loading yard a roller shutter door at either end of the yard facing elevation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	14,658	1,361.77	Available
Ground - Offices	1,052	97.73	Available
Total	15,710	1,459.50	

Terms

Available by way of new lease for a term of years to be agreed.

Rent

Rent upon application

Planning

B8 use. Suitable for other uses subject to planning consent.

Viewings

Please contact Savills as per contact details below, or:

Roberts Property Consultants - Steve Roberts

Tel: 07578 960 482

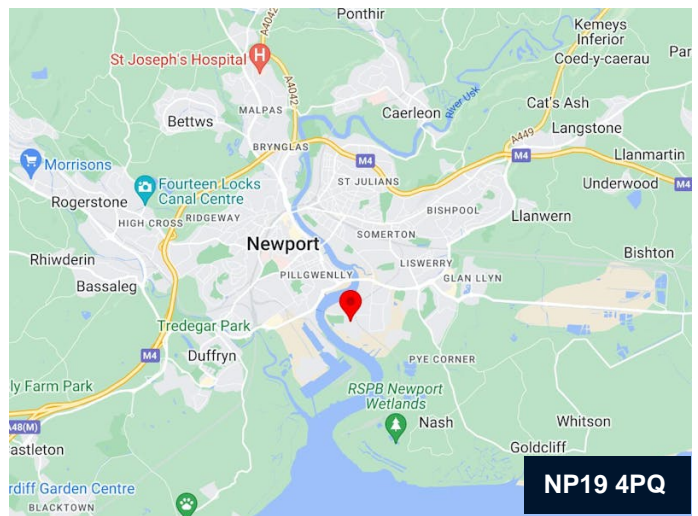
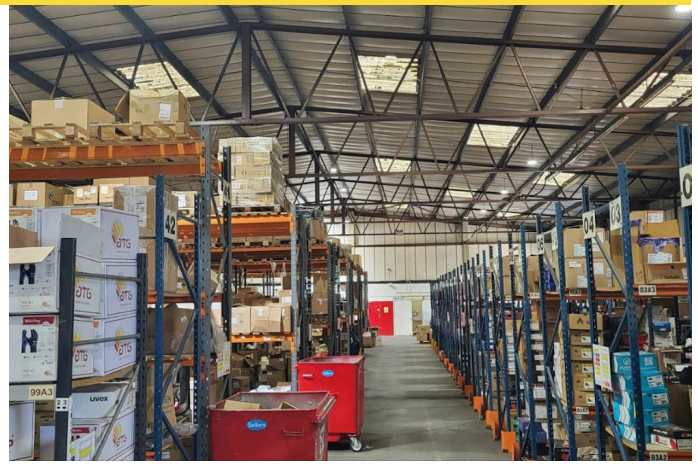
Email: robertspropertyconsultants@gmail.com

Business Rates

Estimated to be £17,714 payable per annum subject to verification with the VOA.

Energy Performance Certificate

EPC displays 'C - 52' and is valid until November 2033.



Contact

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